

145.0

0004

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

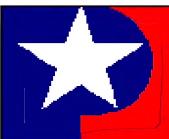
697,400 / 697,400

USE VALUE:

697,400 / 697,400

ASSESSED:

697,400 / 697,400


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
263		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PETERSON SCOTT L--ETAL	
Owner 2: PETERSON MICHELLE R	
Owner 3:	

Street 1: 263 HIGHLAND AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:	
St/Prov:	Cntry
Postal:	

Postal:	
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NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Wood Shingle Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		

Census:		Exempt	
Flood Haz:			

D		Topo	2	Above Stree
s		Street		
t		Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4450		Sq. Ft.	Site		0	80.	1.24	9									442,800						442,800	

IN PROCESS APPRAISAL SUMMARY										Legal Description									
Use Code										Land Size									
101										Building Value									
4450.000										Yard Items									
246,300										Land Value									
8,300										Total Value									
442,800										697,400									

101										Entered Lot Size									
0.102										Total Land:									
246,300										Land Unit Type:									
8,300										/Parcel: 558.81									

Total Card										Entered Lot Size									
0.102										Total Land:									
246,300										Land Unit Type:									
8,300										/Parcel: 558.81									

Total Parcel										Total Land:									
0.102										Land Unit Type:									
246,300										/Parcel: 558.81									
8,300										Total Land:									

Source: Market Adj Cost										Land Unit Type:									
Total Value per SQ unit /Card: 558.81										/Parcel: 558.81									
/Card: 558.81										/Parcel: 558.81									
/Card: 558.81										/Parcel: 558.81									

!11330!			
PRINT			
Date		Time	
12/30/21		12:19:58	
LAST REV			
Date		Time	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																						
Type: 5	- Cape			Full Bath: 1	Rating: Good			ATC OPEN TO FFL.				8	22																					
Sty Ht: 2	- 2 Story			A Bath:	Rating:																													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																													
Foundation: 1	- Concrete			A 3QBth:	Rating:																													
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good																													
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																													
Sec Wall: 4	- Vinyl 40 %			OthrFix:	Rating:																													
Roof Struct: 1	- Gable			OTHER FEATURES																														
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1																										
Color: WHITE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O														
View / Desir:				Fpl: 1	Rating: Good			Other																										
GENERAL INFORMATION				WSFlue:	Rating:			Upper																										
Grade: C	- Average			CONDOS INFORMATION				Lvl 2																										
Year Blt: 1948	Eff Yr Blt:			Location:				Lvl 1																										
Alt LUC:	Alt %:			Total Units:				Lower																										
Jurisdict:	Fact: .			Floor:				Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1																						
Const Mod:				% Own:				REMODELING				RES BREAKDOWN																						
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL																						
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	7	3	M																						
Avg Ht/FL: STD				Phys Cond: GD	- Good 18. %			Additions:																										
Prim Int Wal 1	- Drywall			Functional:				Kitchen:																										
Sec Int Wall:	%			Economic:				Baths:																										
Partition: T	- Typical			Special:				Plumbing:																										
Prim Floors: 3	- Hardwood			Override:				Electric:																										
Sec Floors:	%			Total:	18.6 %			Heating:																										
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				General:	1	7	3																							
Subfloor:				Basic \$ / SQ: 110.00				COMPARABLE SALES																										
Bsmnt Gar:				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price																						
Electric: 3	- Typical			Const Adj.: 0.99989998																														
Insulation: 2	- Typical			Adj \$ / SQ: 148.485																														
Int vs Ext: S				Other Features: 83750																														
Heat Fuel: 2	- Gas			Grade Factor: 1.00																														
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																														
# Heat Sys: 1				NBHD Mod:																														
% Heated: 100	%			LUC Factor: 1.00																														
Solar HW: NO	Central Vac: NO			Adj Total: 302558																														
% Com Wal	%			Depreciation: 56276																														
				Depreciated Total: 246282																														
MOBILE HOME				Make:				Serial #:				Year:				Color:																		
SPEC FEATURES/YARD ITEMS				PARCEL ID 145.0-0004-0004.0												IMAGE																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value												AssessPro Patriot Properties, Inc				
3	Garage	D	Y	1	14X22	G	GD	2008	28.90	T	6.6	101			8,300			8,300																
More: N	Total Yard Items:	8,300			Total Special Features:				Total:																									